



NOVEMBER 16, 2010

AGENDA
FREMONT CITY COUNCIL REGULAR MEETING AND WORK SESSION

CITY COUNCIL CHAMBERS
3300 CAPITOL AVENUE, FREMONT

6:00 P.M. (Please Note Time Change)

1. PRELIMINARY

- 1.1 Call to Order
- 1.2 Salute to the Flag
- 1.3 Roll Call
- 1.4 Announcements by Mayor / City Manager

2. ORAL COMMUNICATIONS

[Any person desiring to speak on a matter which is not scheduled on this agenda may do so. The California Government Code prohibits the City Council from taking any immediate action on an item which does not appear on the agenda, unless the item meets stringent statutory requirements. The Mayor will limit the length of presentations (see instructions on speaker card) and each speaker may only speak once on each agenda item.]

3. FISCAL YEAR 2010/11 FIRST QUARTER BUDGET UPDATE

Contact Person:

Name:	Catherine Chevalier	Harriet Commons
Title:	Budget & Operations Manager	Director
Dept.:	Finance	Finance
Phone:	510-494-4615	510-284-4010
E-Mail:	cchevalier@fremont.gov	hcommons@fremont.gov

Public Comment

4. SOUTH FREMONT/WARM SPRINGS AREA STUDIES

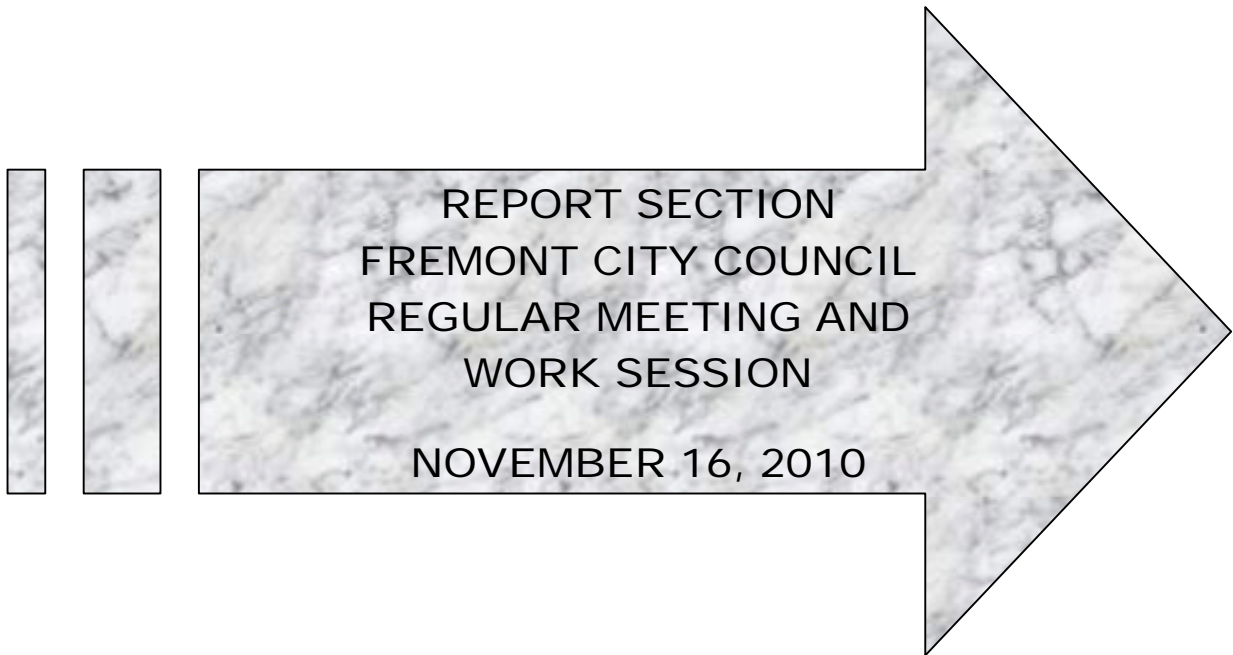
Contact Person:

Name: Brian Millar
Title: Project Manager
Dept.: City Manager's Office
Phone: 510-284-4008
E-Mail: bmillar@fremont.gov

Lori Taylor
Director
Economic Development
510-284-4020
ltaylor@fremont.gov

Public Comment

5. ADJOURNMENT



3. FISCAL YEAR 2010/11 FIRST QUARTER BUDGET UPDATE

Contact Person:

Name:	Catherine Chevalier	Harriet Commons
Title:	Budget & Operations Manager	Director
Dept.:	Finance	Finance
Phone:	510-494-4615	510-284-4010
E-Mail:	cchevalier@fremont.gov	hcommons@fremont.gov

PURPOSE OF THE WORK SESSION:

The purpose of the first quarter budget update is to report to the City Council year-end results for Fiscal Year 2009/10 and how that affects the Fiscal Year 2010/11 budget and planning for the future.

REQUESTED OUTCOME OF THE WORK SESSION:

Provide information to the City Council.

ENCLOSURE: None

4. UPDATE ON SOUTH FREMONT/WARM SPRINGS AREA STUDIES

Receive Update on South Fremont/Warm Springs Area Studies

Contact Person:

Name:	Brian Millar	Lori Taylor
Title:	Project Manager	Director
Dept.:	City Manager's Office	Economic Development
Phone:	510-284-4008	510-284-4020
E-Mail:	bmillar@fremont.gov	ltaylor@fremont.gov

Executive Summary: The City has commenced work on a series of studies related to the South Fremont/Warm Springs area, which includes the former NUMMI facility and lands surrounding the planned Warm Springs BART Station. These studies are funded through a federal Economic Development Administration grant, and focus on market/economic analyses, land use alternatives, infrastructure and cost analyses, and a financial assessment. Tonight's discussion will provide an update of progress with the studies over the past month, including a discussion of transformational opportunities in the study area, as well as seeking Council input to frame the three land use alternatives.

BACKGROUND: The City's Economic Development Administration (EDA) grant funds are being used to complete four main study components: 1) Economic and Market Analysis Strategic Plan; 2) Land Use Alternatives Study; 3) Infrastructure and Cost Analysis; and 4) Financial Assessment. These studies will help guide the City in future planning efforts for the area, leading to the anticipated completion of a Community Plan for the project area.

DISCUSSION/ANALYSIS: Background work on all of the studies is now nearing completion. The research and outreach components of the Economic and Market Analysis Strategic Plan have formed an existing conditions draft report and draft white paper exploring transformational opportunities in the study area. Additionally, opportunities and constraints analyses (e.g., infrastructure, roadways, land use) for the study area are nearing completion, providing the foundation for tonight's land use alternatives discussion. Public outreach efforts have been well received and, in addition to these monthly Council updates and the community survey completed in Spring 2010, include a series of public workshops. To date, two community workshops have occurred, including the following: 1) the October 4, 2010 workshop sought initial community input on specific issues related to the reuse and revitalization of the project area, with feedback obtained on issues related to land use and economic development; and 2) as part of the General Plan Update workshop, the November 6, 2010 workshop sought input on the community's vision and concerns about the area to help frame the land use alternatives analysis. A third community workshop will occur on December 6, 2010, to present and seek input on the draft land use alternatives.

- Tonight's discussion is intended to include the following:
- An overview of the existing conditions baseline economic and marketing analysis.

- A summary of key comments, issues and recommendations stemming from the expert panel meeting on November 15, 2010, including the draft white paper analysis of market and economic conditions providing for transformational opportunities in the South Fremont/Warm Springs area.
- Begin discussions with Council to frame the three land use alternatives for the study area. The alternatives will be based on the results of the consultant team's work (research, baseline analysis, stakeholder interviews, community workshops, and other input, opportunities and constraints analysis, expert panel) combined with that of the planning and land use team to develop the three alternatives. The alternatives are intended to address minor, moderate and potentially higher levels of intensity of uses, and will include a focus on opportunity sites in the study area.
- Next steps, including community workshop on December 6, 2010, and additional consultant team discussions with the Council on December 14, 2010.

FISCAL IMPACT: EDA's grant of \$333,000 is anticipated to cover the costs for consultants to prepare the NUMMI-related studies. The City's required match of \$83,250 is being met entirely through the use of City staff time incurred in processing the grant and oversight of the related technical studies, and has been funded with an appropriation to 501PWC8735, NUMMI Site Reuse & Revitalization Project.

ENVIRONMENTAL REVIEW: There is no project or other action related to this staff report that triggers provisions of the California Environmental Quality Act (CEQA). Therefore, no CEQA determination is required.

ENCLOSURES: None.

RECOMMENDATION: Receive presentation and provide feedback to City staff and the consultant team.

ACRONYMS

ABAG.....	Association of Bay Area Governments	FUSD	Fremont Unified School District
ACCMA.....	Alameda County Congestion Management Agency	GIS	Geographic Information System
ACE	Altamont Commuter Express	GPA.....	General Plan Amendment
ACFCD	Alameda County Flood Control District	HARB	Historical Architectural Review Board
ACTA	Alameda County Transportation Authority	HBA	Home Builders Association
ACTIA	Alameda County Transportation Improvement Authority	HRC	Human Relations Commission
ACWD	Alameda County Water District	ICMA	International City/County Management Association
BAAQMD	Bay Area Air Quality Management District	JPA	Joint Powers Authority
BART	Bay Area Rapid Transit District	LLMD	Lighting and Landscaping Maintenance District
BCDC	Bay Conservation & Development Commission	LOCC	League of California Cities
BMPs	Best Management Practices	LOS	Level of Service
BMR	Below Market Rate	MOU	Memorandum of Understanding
CALPERS.....	California Public Employees' Retirement System	MTC.....	Metropolitan Transportation Commission
CBD	Central Business District	NEPA	National Environmental Policy Act
CDD.....	Community Development Department	NLC.....	National League of Cities
CC & R's	Covenants, Conditions & Restrictions	NPDES.....	National Pollutant Discharge Elimination System
CDBG	Community Development Block Grant	NPO.....	Neighborhood Preservation Ordinance
CEQA	California Environmental Quality Act	PC.....	Planning Commission
CERT	Community Emergency Response Team	PD	Planned District
CIP	Capital Improvement Program	PUC.....	Public Utilities Commission
CMA	Congestion Management Agency	PVAW	Private Vehicle Accessway
CNG.....	Compressed Natural Gas	PWC.....	Public Works Contract
COF	City of Fremont	RDA	Redevelopment Agency
COPPS	Community Oriented Policing and Public Safety	RFP	Request for Proposals
CSAC.....	California State Association of Counties	RFQ.....	Request for Qualifications
CTC	California Transportation Commission	RHNA	Regional Housing Needs Allocation
dB	Decibel	ROP.....	Regional Occupational Program
DEIR.....	Draft Environmental Impact Report	RRIDRO.....	Residential Rent Increase Dispute Resolution Ordinance
DO	Development Organization	RWQCB	Regional Water Quality Control Board
DU/AC.....	Dwelling Units per Acre	SACNET	Southern Alameda County Narcotics Enforcement Task Force
EBRPD	East Bay Regional Park District	SPAA	Site Plan and Architectural Approval
EDAC	Economic Development Advisory Commission (City)	STIP	State Transportation Improvement Program
EIR.....	Environmental Impact Report (CEQA)	TCRDF.....	Tri-Cities Recycling and Disposal Facility
EIS	Environmental Impact Statement (NEPA)	T&O	Transportation and Operations Department
ERAF	Education Revenue Augmentation Fund	TOD	Transit Oriented Development
EVAW	Emergency Vehicle Accessway	TS/MRF	Transfer Station/Materials Recovery Facility
FAR	Floor Area Ratio	UBC	Uniform Building Code
FEMA.....	Federal Emergency Management Agency	USD.....	Union Sanitary District
FFD.....	Fremont Fire Department	VTa	Santa Clara Valley Transportation Authority
FMC.....	Fremont Municipal Code	WMA	Waste Management Authority
FPD.....	Fremont Police Department	ZTA.....	Zoning Text Amendment
FRC.....	Family Resource Center		

**UPCOMING MEETING AND CHANNEL 27
BROADCAST SCHEDULE**

<i>Date</i>	<i>Time</i>	<i>Meeting Type</i>	<i>Location</i>	<i>Cable Channel 27</i>
November 23, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
November 30, 2010 (5 th Tuesday)		No City Council Meeting		
December 7, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
December 14, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
December 15, 2010 – January 3, 2011		Council Recess		
January 4, 2011	7:00 p.m.	City Council Meeting	Council Chambers	Live
January 11, 2011	7:00 p.m.	City Council Meeting	Council Chambers	Live
January 18, 2011	TBD	Work Session	Council Chambers	Live
January 25, 2011	7:00 p.m.	City Council Meeting	Council Chambers	Live
February 1, 2011	7:00 p.m.	City Council Meeting	Council Chambers	Live
February 8, 2011	7:00 p.m.	City Council Meeting	Council Chambers	Live
February 15, 2011	TBD	Work Session	Council Chambers	Live
February 22, 2011	7:00 p.m.	City Council Meeting	Council Chambers	Live
March 1, 2011	7:00 p.m.	City Council Meeting	Council Chambers	Live
March 8, 2011	7:00 p.m.	City Council Meeting	Council Chambers	Live
March 15, 2011	TBD	Work Session	Council Chambers	Live
March 22, 2011	7:00 p.m.	City Council Meeting	Council Chambers	Live